076.0	0011	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	786,000 / 786,000
					USE VALUE:	786,000 / 786,000
					ASSESSED:	786,000 / 786,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		COLLEGE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YU CHIHYI &
Owner 2:	INOUE TAKAYO
Owner 3:	
Street 1:	59 COLLEGE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PALEOLOGOS CONSTANTINE -
Owner 2:	-
Street 1:	59 COLLEGE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Clapboard Exterior and 1300 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10187.000	278,100		507,900	786,000
Total Card	0.234	278,100		507,900	786,000
Total Parcel	0.234	278,100		507,900	786,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 604.62 /Parcel: 604.62

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48585

GIS Ref

GIS Ref

Insp Date 09/29/16

!6382!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0011-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	278,100	0	10,187.	507,900	786,000		Year end	12/23/2021
2021	101	FV	268,300	0	10,187.	507,900	776,200		Year End Roll	12/10/2020
2020	101	FV	268,400	0	10,187.	507,900	776,300	776,300	Year End Roll	12/18/2019
2019	101	FV	263,900	0	10,187.	471,600	735,500	735,500	Year End Roll	1/3/2019
2018	101	FV	263,900	0	10,187.	471,600	735,500	735,500	Year End Roll	12/20/2017
2017	101	FV	263,900	0	10,187.	413,600	677,500	677,500	Year End Roll	1/3/2017
2016	101	FV	263,900	0	10,187.	377,300	641,200	641,200	Year End	1/4/2016
2015	101	FV	221,400	0	10,187.	333,800	555,200	555,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:49:17

LAST REV

Date	Time
03/13/17	15:38:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6382

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PALEOLOGOS CONS	68513-502		12/1/2016		729,000	No	No		
	11626-39		1/2/1969			No	No		N

USER DEFINED

Prior Id # 1:	48585
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/12/2016	2159	Inter Fi	6,000	C				
7/14/2015	943	Re-Roof	8,980					
11/15/2012	1495	Siding	7,500	C				
10/1/2012	1252	Manual	15,200	C				
9/28/2012	1251	Re-Roof	15,200	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/13/2017	SQ Returned	MM	Mary M
9/29/2016	Measured	DGM	D Mann
9/29/2016	Permit Visit	DGM	D Mann
5/1/2013	Info Fm Prmt	EMK	Ellen K
4/18/2013	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	189	PATRIOT
10/26/2000	Hearing N/C	163	PATRIOT
11/20/1999	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10187		Sq. Ft.	Site		0	70.	0.71	12									507,927						507,900	

Total AC/HA:	0.23386	Total SF/SM:	10187	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	507,927	Spl Credit		Total:	507,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	134.318
Other Features:	96000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	341690
Depreciation:	63554
Depreciated Total:	278136

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

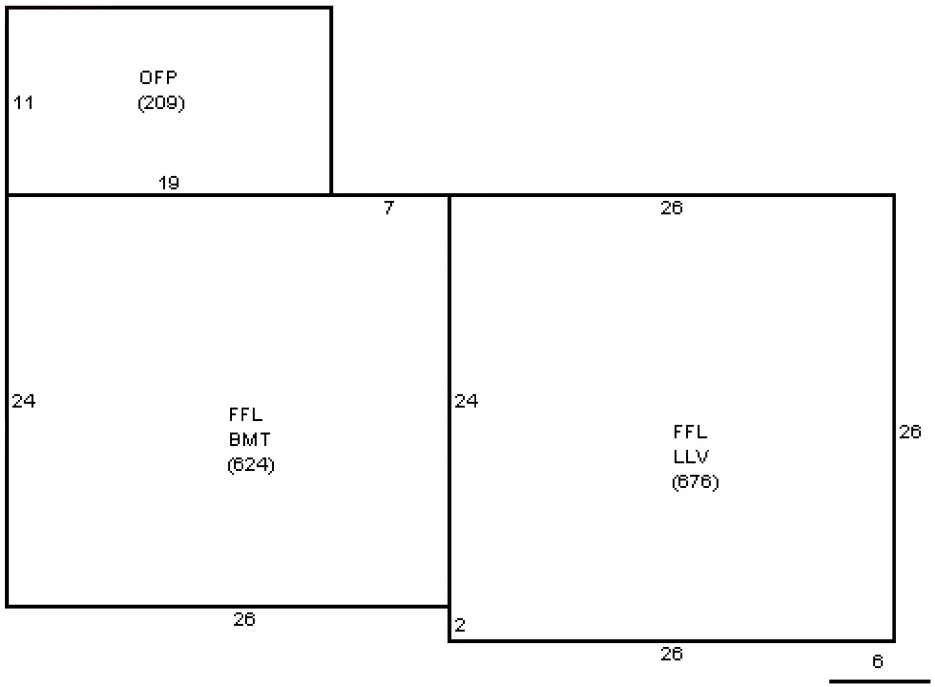
No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.32
Special Features:	0	Val/Su Net:	99.00
Final Total:	278100	Val/Su SzAd	213.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,300	134.320	174,614
LLV	Lower Level	676	60.440	40,860
BMT	Basement	624	40.300	25,144
OFP	Open Porch	209	24.270	5,073

Net Sketched Area:	2,809			Total:	245,691
Size Ad	1300	Gross Area	2809	FinArea	1300

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0011-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	